



6 PRINCE ALBERT SQUARE, REDHILL, SURREY, RH1 5AW
OFFERS IN EXCESS OF £425,000
FREEHOLD

***** BRIGHT AND WELL PRESENTED SEMI DETACHED HOUSE, WITH A SOUTH FACING GARDEN AND A GARAGE *****

Located close to local shops and bus routes, as well as being only a mile to Earlswood train station, this lovely three bedroom house has a lot to offer.

To the front there is a garden area which could easily be converted to off road parking. A shared drive leads through to a detached garage, which has an up and over door to the front and a pedestrian door at the rear.

Through the front door you have an entrance hall, with storage under the stairs. There is a living room with a bay window to the front, that is partly open plan to the dining room. There is a separate fitted kitchen, with a double glazed door to a spacious conservatory, that has a door to a utility and WC, as well as giving access to the rear garden. On the first floor there is a landing with loft access and a double glazed window to the side. You have two double bedrooms, a single bedroom and a family bathroom. You have the benefit of some excellent views to the front of the property, encompassing St Johns church.

At the rear there is a lovely, south facing garden that has a lawn area, two patios and a timber shed.

Nearby there are a number of local shops, great for those everyday essentials. You also have a couple of food outlets, and bus routes into Redhill and Earlswood.

Redhill town centre is around 2 miles to the north, and offers a wide range of shops and amenities, including a multi screen cinema complex, 24 hour gym, leisure centre and extensive rail links to London, Guildford, Tonbridge and Gatwick. In addition, you are with a short walk of Earlswood lakes, a particularly picturesque spot with a café and some great walks.

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|-----------------------|------------------|
| ■ SEMI DETACHED HOME | ■ WELL PRESENTED |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN |
| ■ CONSERVATORY | ■ THREE BEDROOMS |
| ■ SOUTH FACING GARDEN | ■ GARAGE |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL

12'7 x 5'1 (3.84m x 1.55m)

LOUNGE

12'8 x 11'5 (3.86m x 3.48m)

DINING ROOM

11'10 x 9'6 (3.61m x 2.90m)

KITCHEN

8'6 x 6'10 (2.59m x 2.08m)

CONSERVATORY

13'9 x 7'9 (4.19m x 2.36m)

UTILITY & WC

7'10 x 2'8 (2.39m x 0.81m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'2 x 10'10 (3.40m x 3.30m)

BEDROOM TWO

11'10 x 10'1 (3.61m x 3.07m)

BEDROOM THREE

8'5 x 6'5 (2.57m x 1.96m)

BATHROOM

6'5 x 5'7 (1.96m x 1.70m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

50FT SOUTH FACING GARDEN

GARAGE

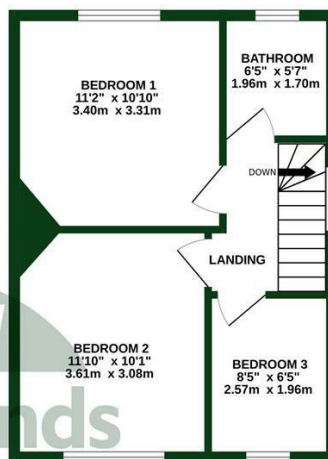
14'9 x 8'3 (4.50m x 2.51m)



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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